

APR 25 2019

CITY OF EDINA

Consideration for Certificate of Appropriateness at property located at 4604 Browndale Avenue

The owners of this 1925 Spanish Colonial Revival seek approval for the following updates to the street facing façade:

- Reorient garage BACK to a side loaded garage located in the north facing side yard.
- Addition of a 16' x 20' 2-level volume to the south side of the existing house
- Enlarged footprint of Front Stoop
- General maintenance and safety updates to the existing home

The original home was designed by the architects Liebenberg & Kaplan and built in 1925. The home is a wonderful example of the Spanish Colonial Revival present throughout the historic district. The garage doors of the original home faced the north side yard a 1950s addition and remodel located the garage doors to the street facing garage. The 1950s addition used panelized stucco, that does not match the original stucco. The proposed garage will be a 3-car garage with doors facing north and accessed from the sideyard. To allow for space enough for 3-car garage a 6' addition will need to be added to the street facing façade of the garage. This addition does not project beyond the face of the main volume of the house. Additionally, a 6'-6" addition will be added to the Creekside/ rear yard to create an overall width of 35'-9" for the 3-car garage. In essence, the 1950s garage is demolished in order to allow for access to the side loaded garage.

Above the garage the existing 2nd floor volume will be added onto and align with existing roof geometry (addition towards street, extrusion of existing roof geometry). The new roof will match the existing Spanish clay tile roof. The east facing double hung windows will have decorative wood shutters to match the unique style of the existing home. The material palate and character will use the existing house as precedent. The scale of the garage and bedroom volume is subordinate to the main volume of the house. Pulling from the existing roof forms, the second story addition quietly resides next to the main volume of the original home. The addition will have stucco walls, exposed rafter tails, and a clay tile roof. Proposed reworking eliminates garage doors on street facing façade, consistent with the Country Club District's Plan of Treatment.

The existing home sits on a double lot and is vastly out of scale with its neighboring grand homes. The proposed design adds a 2-level living space to the south side yard. The primary volume of the addition sits back 12" from the existing front wall of the house – preserving the charming original Spanish Colonial Revival buttress. The addition consists of a Living Room on the main level and bedroom on the 2nd level. The Living room opens to an outdoor patio space. To animate the façade of the 2-level addition a small 1-level bay is located on the south east corner of the addition, housing a cozy window seat. The hip-roof of the bay wraps the corner and extends beyond the chimney on the south where it continues as the canopy for the south stoop. The material palate of the addition will match the exiting house – stucco walls, exposed rafter rails, clay tile roof, and decorative window shutters. The scale and character of the addition compliments, but does not overshadow, the original house.

The proposed design also adds glass to the original front door; allowing light to enter the house and visibility to the front stoop. The front stoop is enlarged to accommodate a few small chairs, its size is consistent and in keeping with homes in the historic district.

The existing home needs general maintenance and upkeep, and upgrades to meet current life safety building code. Most of the wood windows are rotted and inoperable and need to be replaced. We propose replacement of all windows with energy efficient double hung or inswing casement with simulated divided lites (or "muntins"). The existing stucco will be inspected and repaired or replaced with traditional stucco as needed. Additionally, the existing clay tile roof will be inspected and repaired. Additionally, an egress double hung window will be added to north wall of existing main volume of house, to do this the window location will need to be modified. The new egress window is not on street facing façade but is visible from the street. All necessary maintenance items safeguard the longevity of the home and will be in keeping with the character of the historic district.

All proposed work simultaneously preserves the historic character of the neighborhood, while updating the home to accommodate a modern family. The additions bring the house closer in scale to the surrounding stately scaled homes. Within the context of the block and size of lot, the proposed home quietly blends into the framework of neighborhood.

The homeowners have lived in the Country Club District for almost 20 years and look forward to moving their family to their new creekside home.

PLANNING DEPARTMENT

APR 25 2019

CITY OF EDINA

4604 Browndale COA Application Supporting Images

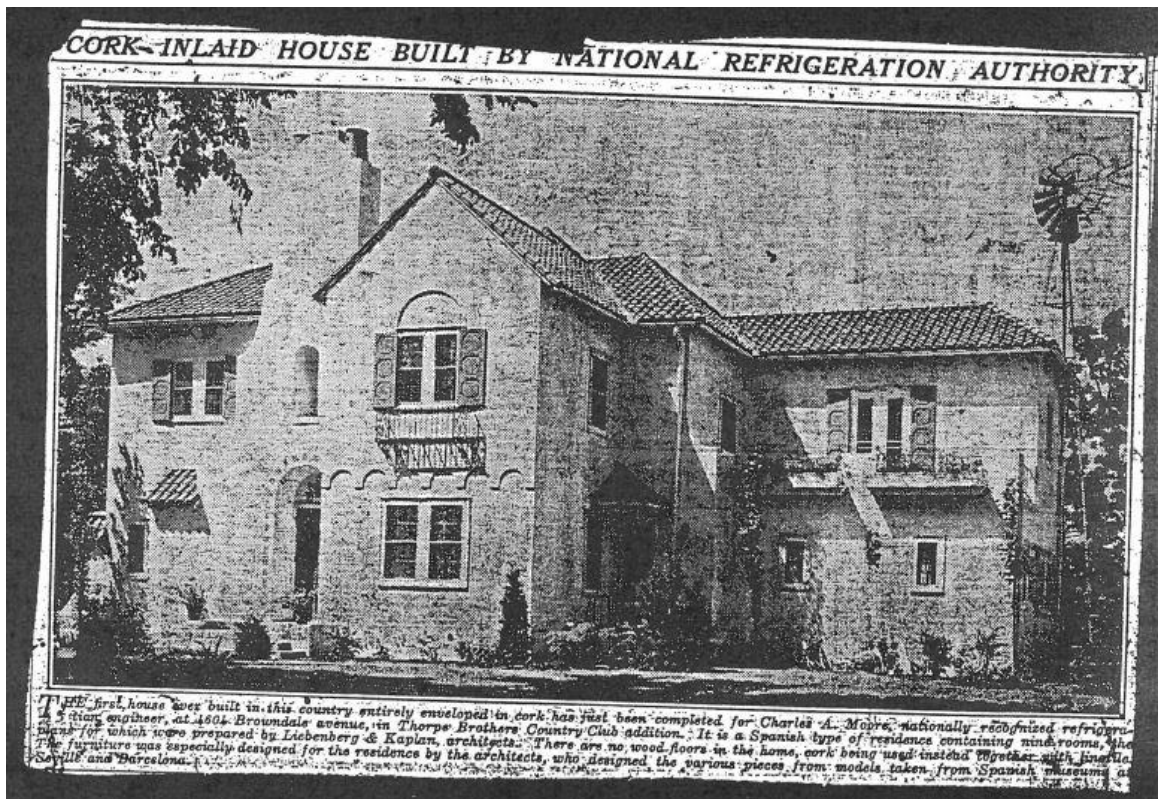


Image 1: Original 1925 home designed in the Spanish Colonial Revival Style



Image 2: 4604 Browndale



Image 3: 1950s garage addition uses panelized stucco that does not match original stucco



Image 4: Existing walk-out from basement establishes Alternate Setback from OHWM "B"



Image 5: Patching of existing stucco does not match color or texture of original stucco, windows and shutters are in need of repair and paint



Image 6: Surface cracking seen throughout the existing stucco



Image 7: 4604 Browndale, today



Image 9: 4604 Browndale , today



Image 9: 4604 Browndale , today as seen from creek



Image 10: 3D Rendering of proposed additions



Image 11: 3D Rendering of proposed additions



Image 12: 3D Rendering of proposed additions (Original July 2018 Submittal)



Image 13: 3D Rendering of proposed additions (Original July 2018 Submittal)



Mulligan Residence
4604 Browndale Avenue Edina, MN
Original Architect Liebenberg & Kaplan
Built 1925

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

Mulligan Residence
4604 Browndale Ave
Edina, MN 55424

PROJECT PHASE:
CONSTRUCTION
DOCUMENTS
PROJECT NUMBER:
18-003
ISSUE DATE:
April 25, 2019

DRAWN BY:

COVER

The Gregory Group, Inc.
d.b.a.

LOT SURVEYS COMPANY

Established in 1962

LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA

(763) 560-3093

7601 73rd Avenue North

Fax No. 560-3522

Minneapolis, Minnesota 55428

Surveyors Certificate

Proposed Site Plan Survey For:

DIANE MULLIGAN

Property located in Section
18, Township 28, Range 24,
Hennepin County, Minnesota

Benchmark: Top of hydrant Browndale Avenue
and Edgebrook Place
Elevation = 906.82

Property Address: 4604 Browndale Avenue
Edina, MN

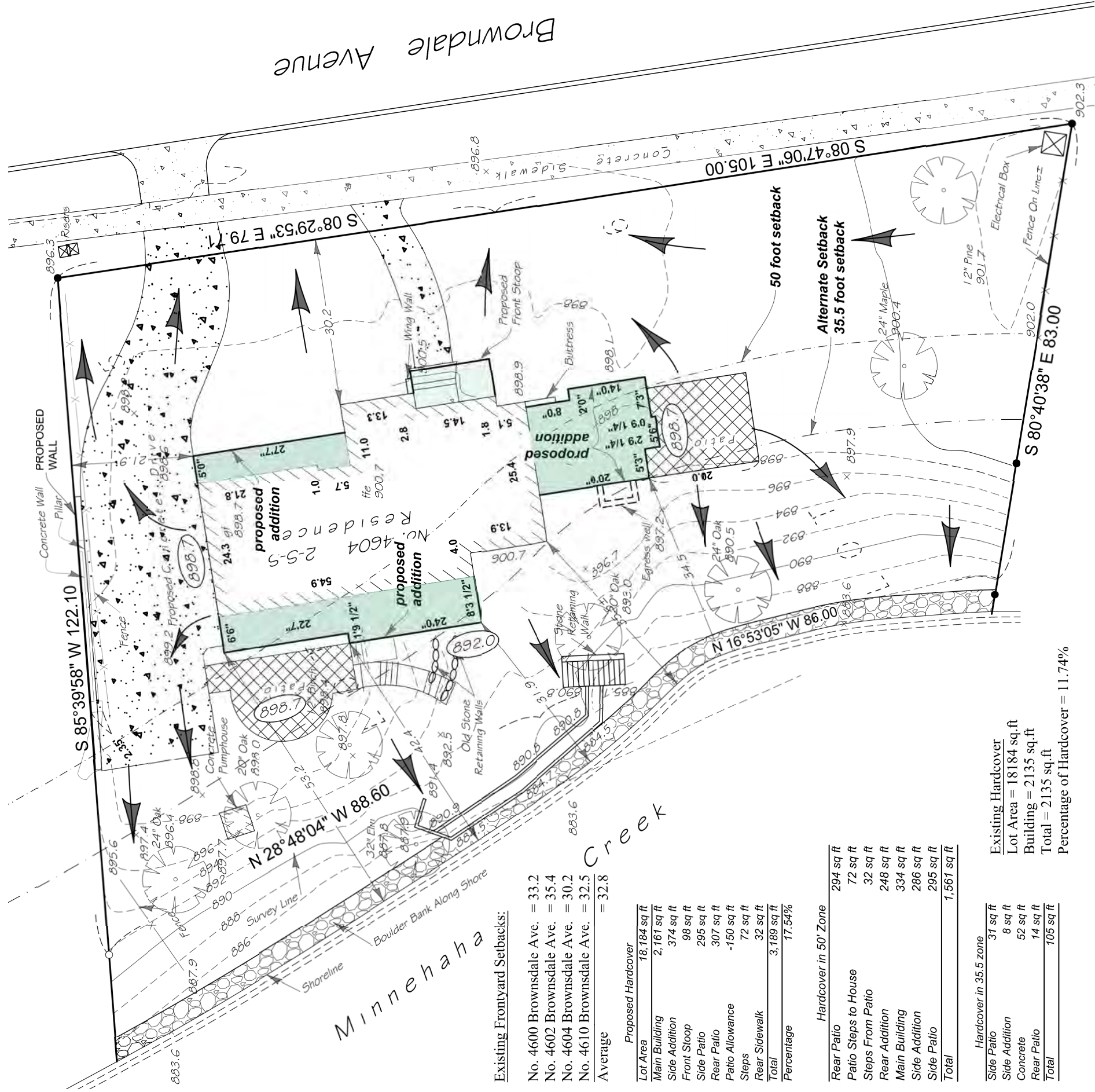
INVOICE NO. 87774

F.B.NO. -

SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Existing Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Basis for
bearings is
assumed



Existing Frontyard Setbacks:

No. 4600 Brownsdale Ave.	= 33.2
No. 4602 Brownsdale Ave.	= 35.4
No. 4604 Brownsdale Ave.	= 30.2
No. 4610 Brownsdale Ave.	= 32.5
Average	= 32.8

Proposed Hardcover	
Lot Area	18,184 sq ft
Main Building	2,161 sq ft
Side Addition	374 sq ft
Front Stoop	98 sq ft
Side Patio	295 sq ft
Rear Patio	307 sq ft
Patio Allowance	-150 sq ft
Steps	72 sq ft
Rear Sidewalk	32 sq ft
Total	3,189 sq ft
Percentage	17.54%

Hardcover in 50' Zone	
Rear Patio	294 sq ft
Patio Steps to House	72 sq ft
Steps From Patio	32 sq ft
Rear Addition	248 sq ft
Main Building	334 sq ft
Side Addition	286 sq ft
Side Patio	295 sq ft
Total	1,561 sq ft

Hardcover in 35.5 zone	
Side Patio	31 sq ft
Side Addition	8 sq ft
Concrete	52 sq ft
Rear Patio	14 sq ft
Total	105 sq ft

Existing Hardcover
Lot Area = 18184 sq.ft
Building = 2135 sq.ft
Total = 2135 sq.ft
Percentage of Hardcover = 11.74%

Lots 5 and 6, Block 14, Country Club District, Brown Section

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed by us this 31st day of May 2018.

Rev	06.01.18 proposed grades/driveway	Drawn By
	06.04.18 setback lines/areas	
	06.22.18 drainage arrows	
	4-19-19 updates per client	

F:\survey\country club district brown section - hennepin\5 - 6 -14\ccdb-5-14inv87774siteplan.dwg

Signed

Gregory R. Prasch, Minn. Reg. No. 24992

ZONING SUMMARY:

R-1 DISTRICT , EHLD (EDINA HERITAGE LANDMARK DISTRICT)

SETBACKS:

- FRONT: 32.8' (BASED ON AVERAGE FRONTYARD SETBACKS OF NEIGHBORING HOMES)
- BACKYARD/ CREEKSIDE: 50' FROM OHWM
- INTERIOR SIDE: 10'

MAX HEIGHT:

- 35' MEASURED TO THE HIGHEST POINT OF THE ROOF FOR LOTS

LOT COVERAGE:

- LOTS GREATER THAN 9,000 S.F. BUILDING COVERAGE MAX = 25%.
- BUILDING COVERAGE INCLUDES ALL PRINCIPAL AND ACCESSORY BUILDINGS INCLUDING DECKS AND PATIOS, BALCONIES, PORCHES (THE FIRST 150 S.F. OF AN UNENCLOSED DECK OR PATIO SHALL NOT BE INCLUDED WHEN COMPUTING BUILDING COVERAGE.
- EXCLUDED FROM BUILDING COVERAGE: DRIVEWAYS, SIDEWALKS, UNENCLOSED STEPS AND STOOPS LESS THAN 50 S.F., OVERHANGING EAVES OR ROOF PROJECTIONS NOT SUPPORTED BY POSTS OR PILLARS.
- PER EDINA CODE OF ORDINANCES 36.438

EXISTING SITE INFORMATION

EXISTING LOT AREA: 18,184 S.F.

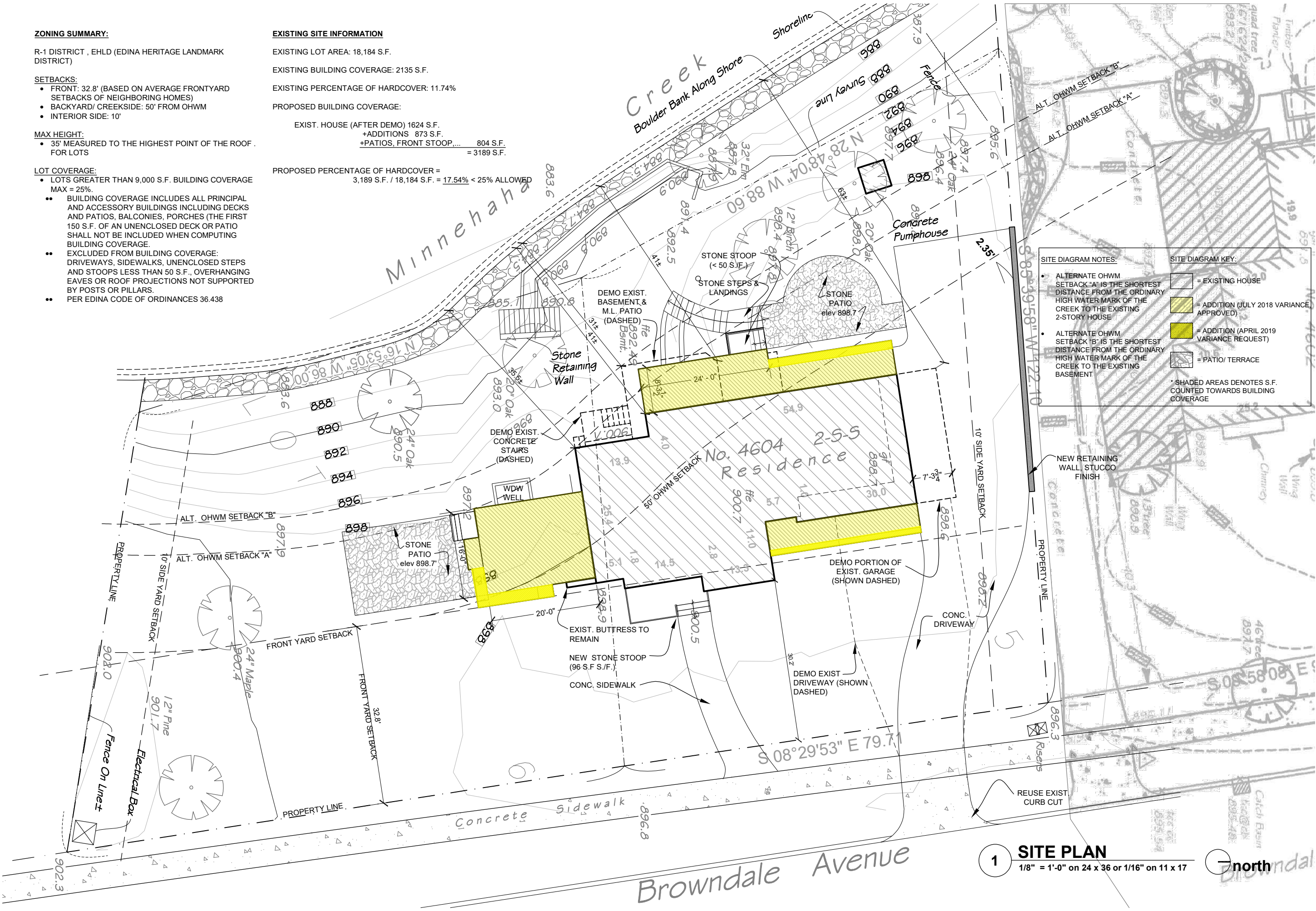
EXISTING BUILDING COVERAGE: 2135 S.F.

EXISTING PERCENTAGE OF HARDCOVER: 11.74%

PROPOSED BUILDING COVERAGE:

EXIST. HOUSE (AFTER DEMO) 1624 S.F.
+ADDITIONS 873 S.F.
+PATIOS, FRONT STOOP, ... 804 S.F.
= 3189 S.F.

PROPOSED PERCENTAGE OF HARDCOVER =
3,189 S.F. / 18,184 S.F. = 17.54% < 25% ALLOWED



SITE DIAGRAM NOTES:

- ALTERNATE OHWM SETBACK "A" IS THE SHORTEST DISTANCE FROM THE ORDINARY HIGH WATER MARK OF THE CREEK TO THE EXISTING 2-STORY HOUSE
- ALTERNATE OHWM SETBACK "B" IS THE SHORTEST DISTANCE FROM THE ORDINARY HIGH WATER MARK OF THE CREEK TO THE EXISTING BASEMENT

SITE DIAGRAM KEY:

- [White Box] = EXISTING HOUSE
- [Yellow Box] = ADDITION (JULY 2018 VARIANCE APPROVED)
- [Orange Box] = ADDITION (APRIL 2019 VARIANCE REQUEST)
- [Hatched Box] = PATIO/ TERRACE

• SHADED AREAS DENOTES S.F. COUNTED TOWARDS BUILDING COVERAGE

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4604 Browndale Ave
Edina, MN 55424

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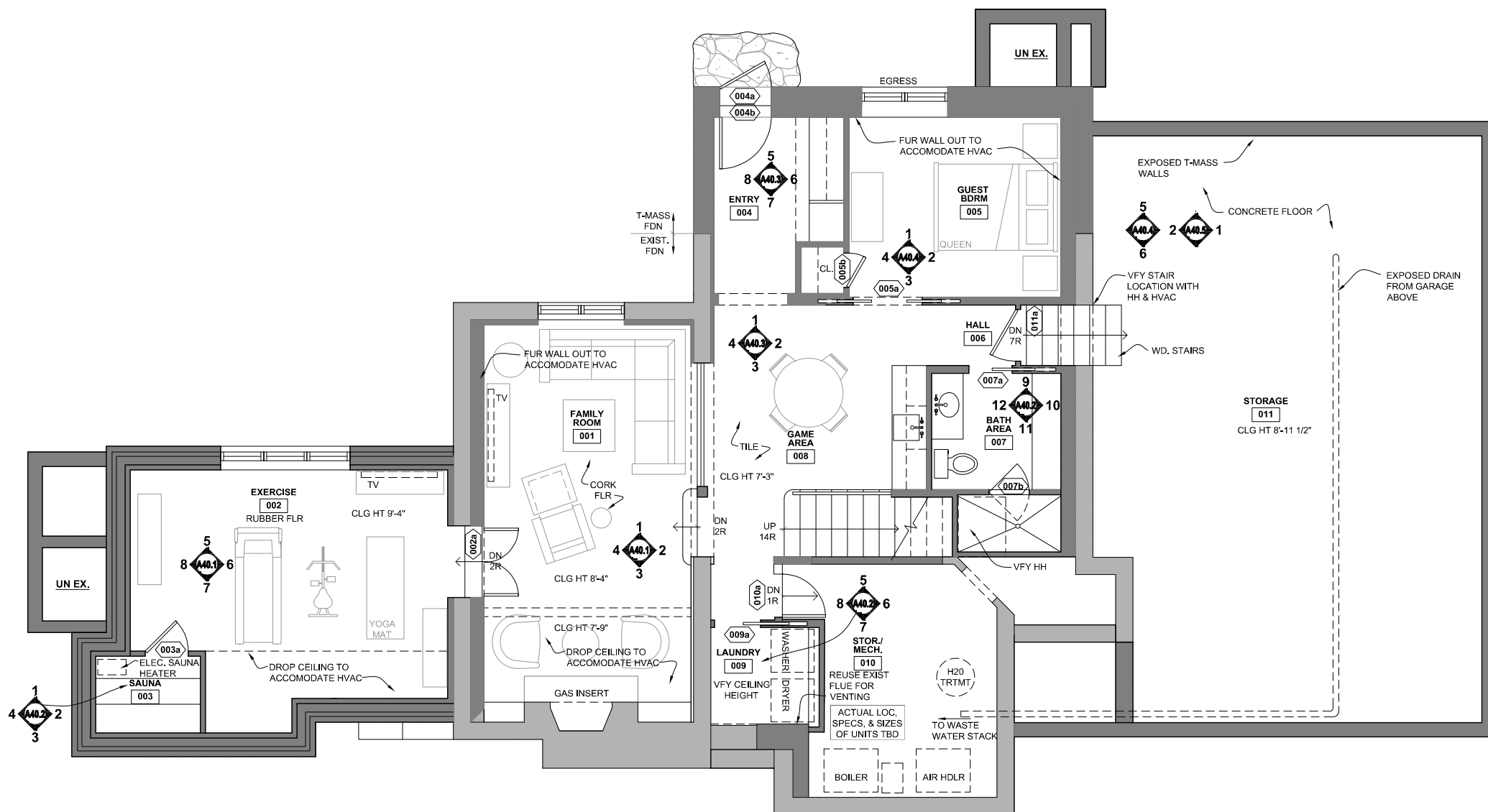
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DRAWN BY:
JRL, STN

A01

SITE PLAN

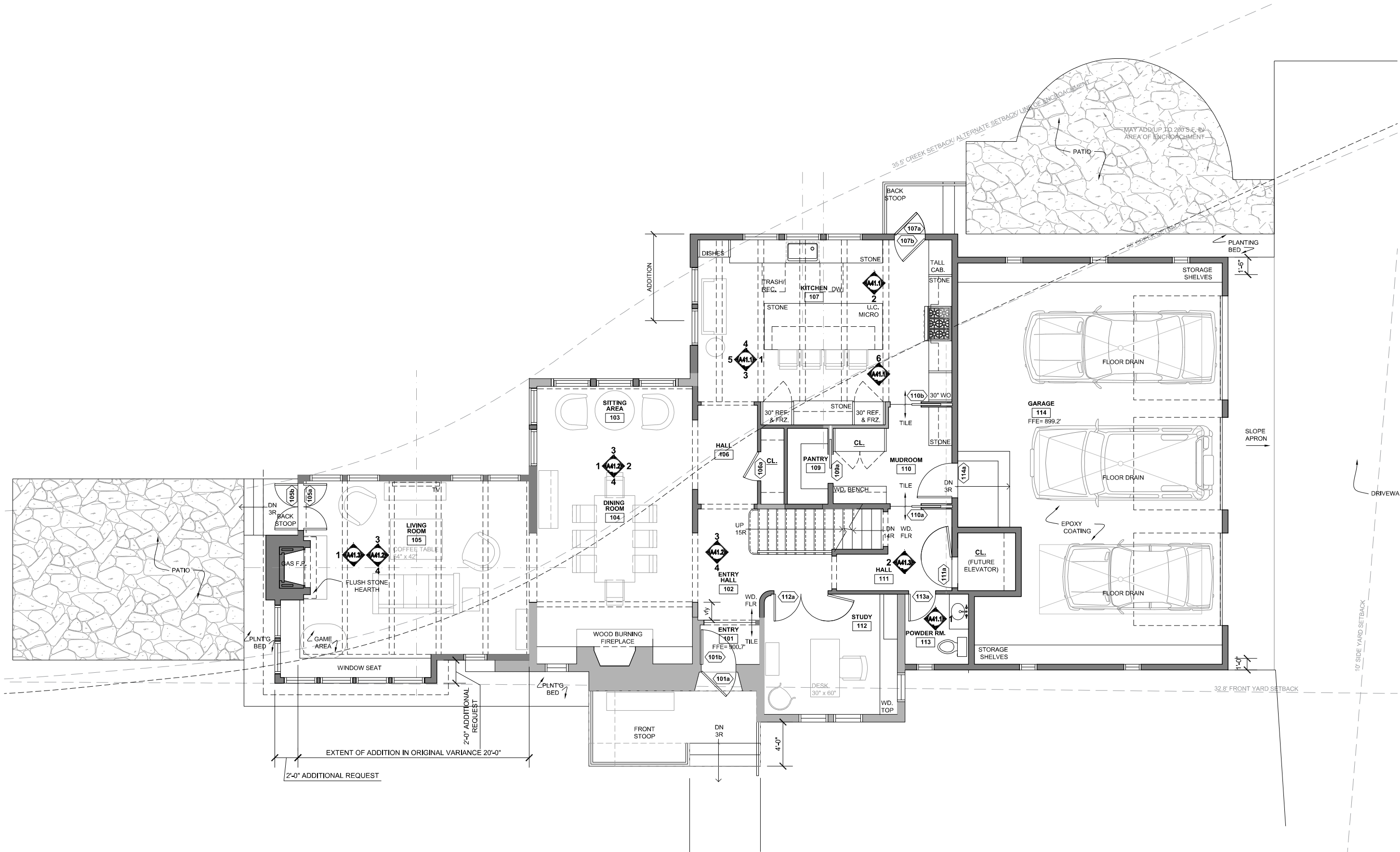


1/8" = 1'-0" on 24 x 36 OR 1/8" = 1'-0" on 11x17



 plan
north

NEW CONSTRUCTION



1 MAIN LEVEL PLAN
1/8" = 1'-0" on 24 x 36 OR 1/8" = 1'-0" on 11x17

north
plan north
EXISTING
NEW CONSTRUCTION

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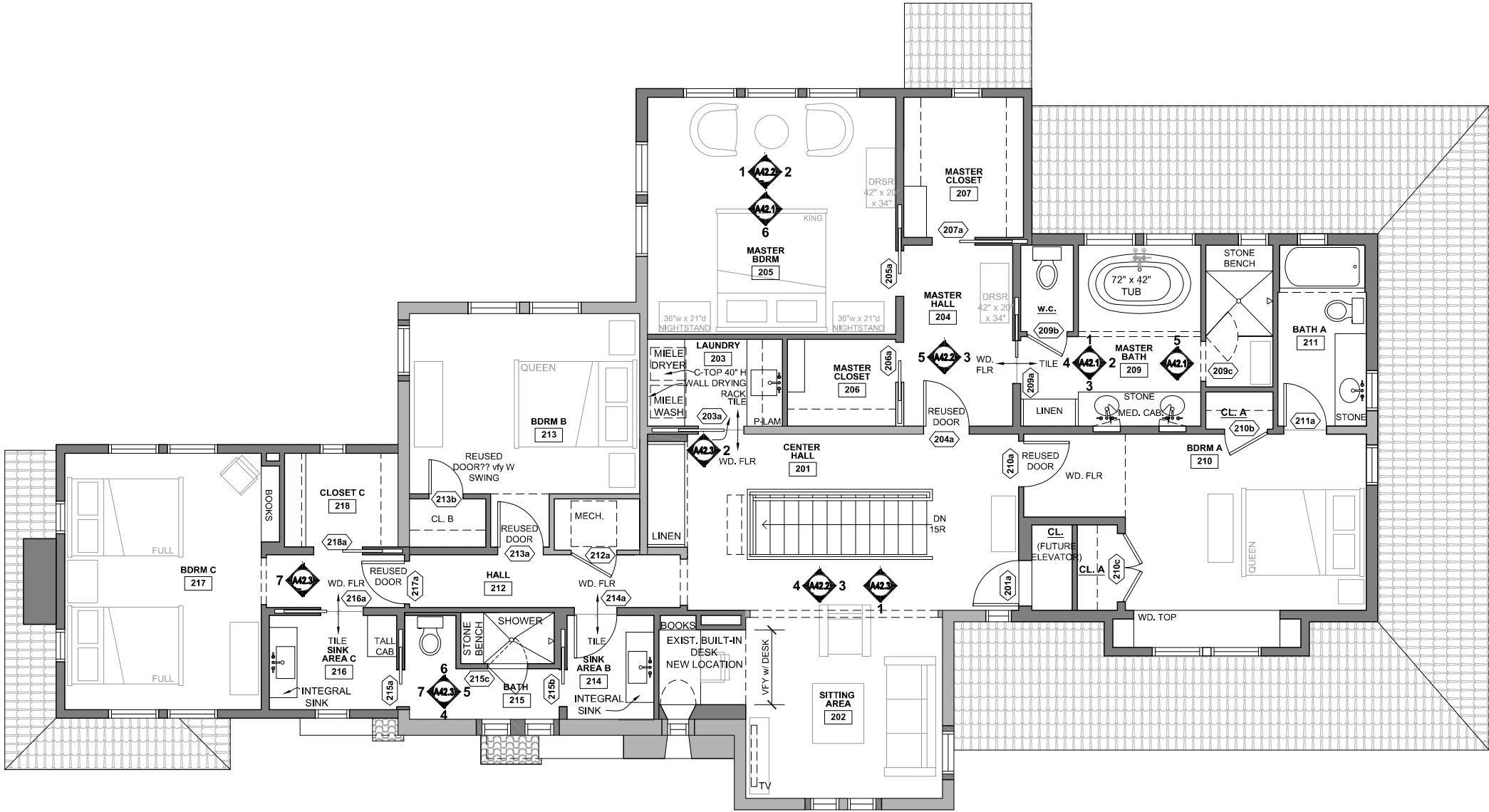
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A11
MAIN LEVEL



1 UPPER LEVEL PLAN
1/8" = 1'-0" on 24 x 36 OR 1/8" = 1'-0" on 11x17

plan north

EXISTING
NEW CONSTRUCTION

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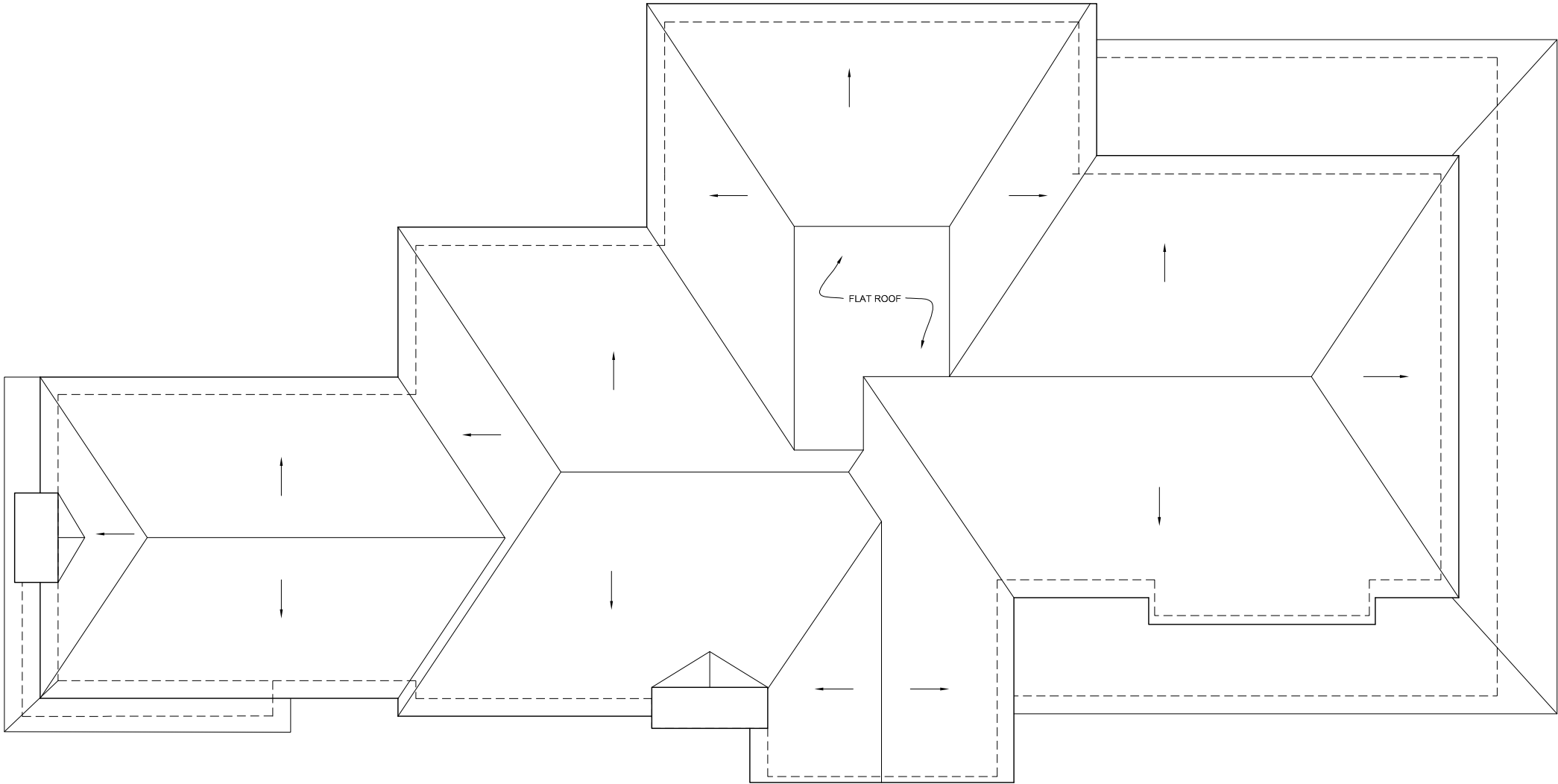
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A12
UPPER LEVEL



1 **ROOF DIAGRAM**
1/8" = 1'-0" on 24 x 36 OR 1/8" = 1'-0" on 11x17



EXISTING
NEW CONSTRUCTION

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A13
UPPER LEVEL



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A20
ELEVATIONS



1 **WEST (CREEKSIDE) ELEVATION**
1/4" = 1'-0" on 24 x 36 or 1/8" on 11 x 17



2 **NORTH ELEVATION**
1/4" = 1'-0" on 24 x 36 or 1/8" on 11 x 17

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A21
ELEVATIONS

The Gregory Group, Inc.
d.b.a.

LOT SURVEYS COMPANY

Established in 1962

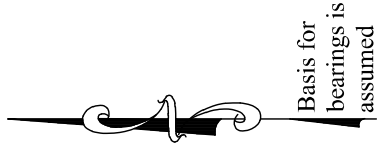
LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA

7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Fax No. 560-3522

Surveyors Certificate

Existing Conditions Survey For:



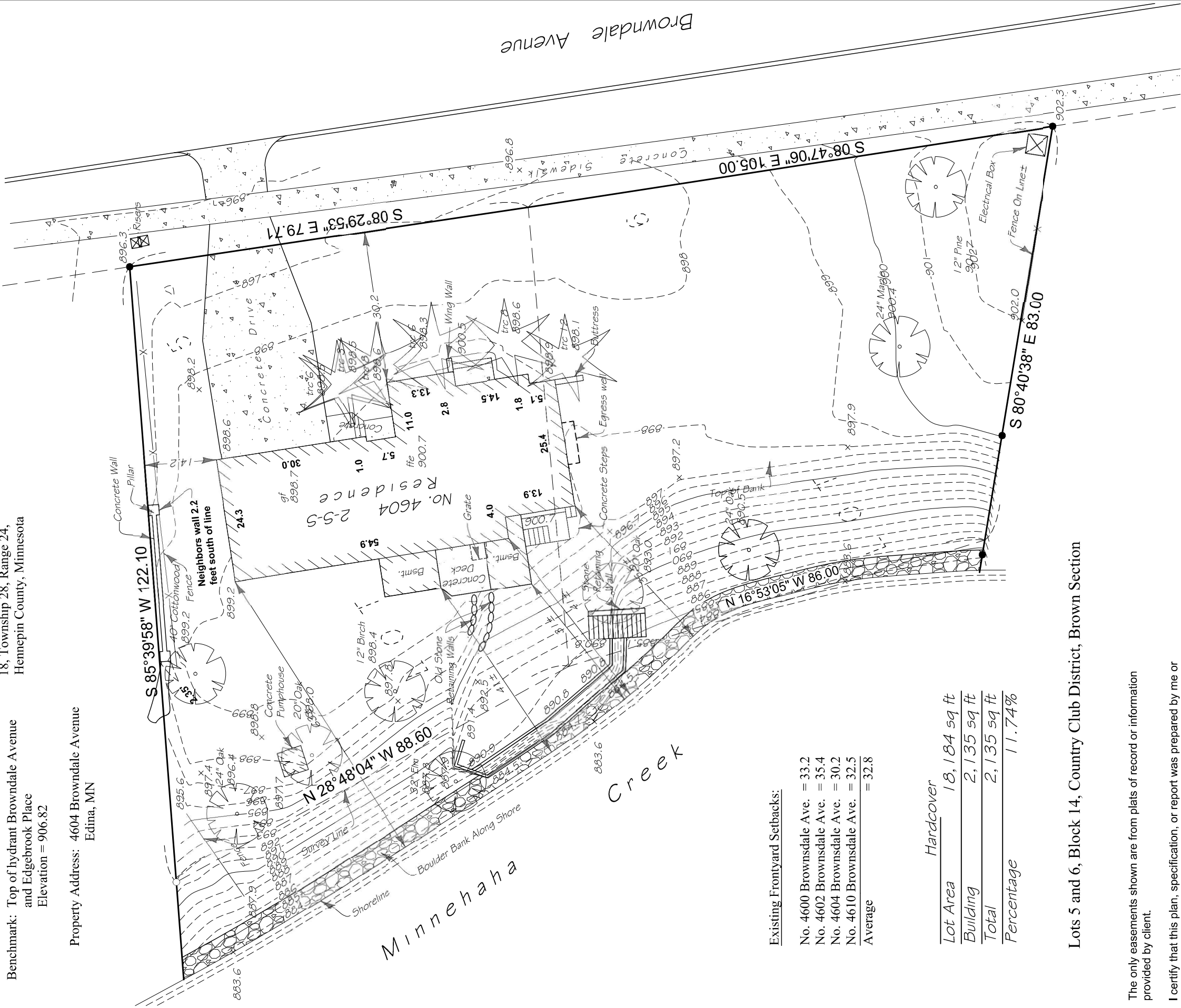
INVOICE NO. 87412
F.B.NO. 742-57
SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- (000.0) Denotes Proposed Elevation
- Denotes Surface Drainage

Property located in Section
18, Township 28, Range 24,
Hennepin County, Minnesota

Benchmark: Top of hydrant Brownsdale Avenue
and Edgebrook Place
Elevation = 906.82

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Edina, MN



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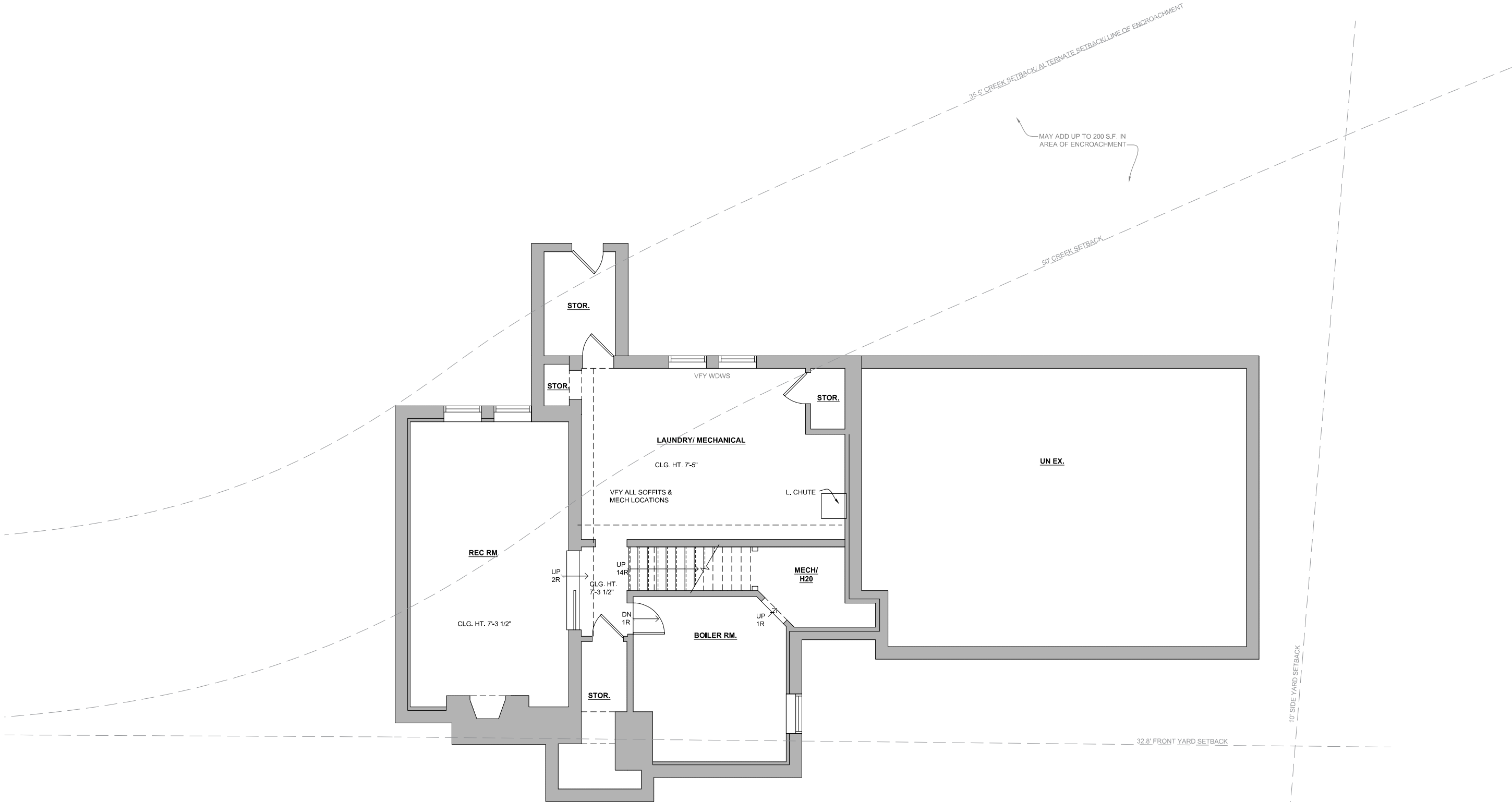
The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Surveyed by us this 1st day of March 2018.

Rev	Drawn By	J. Munson

Signed _____
Gregory K. Prasch, Minn. Reg. No. 24992



1 LOWER LEVEL PLAN
1/8" = 1'-0" on 11x17

north plan north

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Edina, MN 55424

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As-Builts

PROJECT NUMBER:
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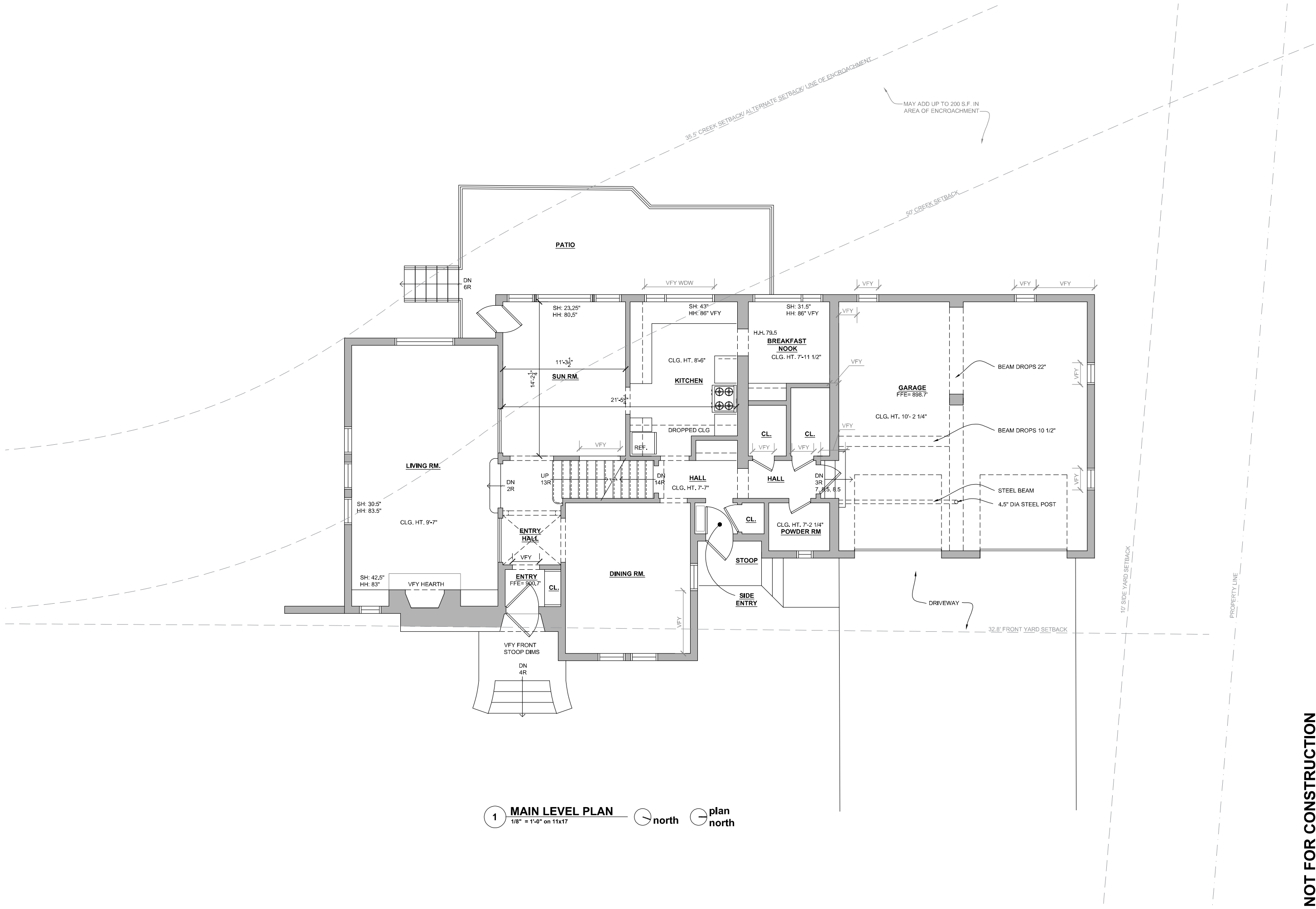
ISSUE DATE:

DRAWN BY:
JRL, STN

x10

LOWER LEVEL
EXISTING PLAN

NOT FOR CONSTRUCTION



1 **MAIN LEVEL PLAN**
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
ISSUE DATE:

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x11

**MAIN LEVEL
EXISTING PLAN**

NOT FOR CONSTRUCTION



PROJECT PHASE:
As-Builts

ISSUE DATE:

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JRL, STN

**UPPER LEVEL
EXISTING PLAN**

NOT FOR C









